

063.A

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

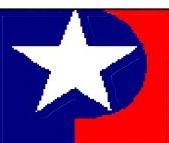
489,600 / 489,600

USE VALUE:

489,600 / 489,600

ASSESSED:

489,600 / 489,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VICTORIA RD, ARLINGTON

OWNERSHIP

Owner 1:	YU LILI	Unit #:	1
Owner 2:			
Owner 3:			

Street 1: 7 VICTORIA RD UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	COPITHORNE MAUREEN C ETAL/ TRS -
Owner 2:	MAUREEN C COPITHORNE FMLY 2016 -

Street 1: 7 VICTORIA RD UNIT 1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 1211 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7120																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	486,300	3,300		489,600		199027
Total Card	0.000	486,300	3,300		489,600	Entered Lot Size	GIS Ref
Total Parcel	0.000	486,300	3,300		489,600	Total Land:	GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:	404.29	/Parcel: 404.2	Insp Date
							07/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	479,000	3300	.		482,300	482,300	Year End Roll	12/18/2019
2019	102	FV	483,800	3300	.		487,100	487,100	Year End Roll	1/3/2019
2018	102	FV	427,100	3300	.		430,400	430,400	Year End Roll	12/20/2017
2017	102	FV	388,900	3300	.		392,200	392,200	Year End Roll	1/3/2017
2016	102	FV	388,900	3300	.		392,200	392,200	Year End	1/4/2016
2015	102	FV	359,000	3300	.		362,300	362,300	Year End Roll	12/11/2014
2014	102	FV	342,500	3300	.		345,800	345,800	Year End Roll	12/16/2013
2013	102	FV	342,500	3300	.		345,800	345,800		12/13/2012

Parcel ID 063.A-0003-0001.0

!5534!

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
COPITHORNE MAUR	70280-99	11/22/2017	550,000 No No
COPITHORNE MAUR	68247-448	10/21/2016 Convenience	1 No No
TACITO SUSAN WA	60445-345	11/8/2012	395,000 No No
BRESLIN JOHN/ME	50225-44	10/15/2007	369,000 No No
REGAN TERESA	37045-419	11/14/2002	335,000 No No
HALES MICHAEL	31528-507	6/22/2000	265,000 No No
CHICARELLO JOHN	29050-588	9/1/1998	187,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/24/2018										Measured	DGM	D Mann
3/14/2018										SQ Returned	MM	Mary M
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

CONDO CONVERSION 1997, Building Number 1.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 2
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

PARCEL ID

063.A-0003-0001.0

Total Yard Items:

3,300

Total Special Features:

Total:

3,300

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,211	398.170	482,184						
<hr/>										
Net Sketched Area: 1,211 Total: 482,184										
Size Ad 1211 Gross Are 1211 FinArea 1211										

IMAGE



AssessPro Patriot Properties, Inc